

ZONING AND BUILDING AGENDA

MAY 4, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

242535 DOCKET #7131 - MONTALBANO BUILDERS, INC./HOMEWERKS, Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. A-21-04; Z01040). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District, ~~R-7 General Residence District and the C-4 General Commercial District~~ for a Planned Unit Development (if granted under companion SU-21-10) in Section 35 of Lemont Township. Property consists of approximately 68 acres located at the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: ~~Residential and commercial uses.~~
Recommendation: That the extension of time be granted to June 18, 2005.

242536 DOCKET #7132 - MONTALBANO BUILDERS, INC./HOMEWERKS, Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. SU-21-10; Z01041). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-5 Single Family Residence District, ~~R-7 General Residence District, and C-4 General Commercial District~~ (if granted under companion A-21-04) for a Preliminary Planned Unit Development of **151 single family homes on lot sizes not less than 12,500 sq. ft.** ~~124 single family homes, 78 townhome units, and 3.4 acres of commercial use~~ in Section 35 of Lemont Township. Property consists of approximately 68 acres located on the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: ~~124 Single Family Homes, 78 Townhome Units and 3.4 acres of commercial use.~~ **151 Single Family Homes on lot sizes not less than 12,500 sq. ft.**

Recommendation: That the extension of time be granted to June 18, 2005.

The Cook County Board of Commissioners at the meeting of June 18, 2002, granted the Preliminary Planned Unit Development. There were no objections from either the Village of Lemont or Homer Glen.

The applicant is seeking an extension of time in order to complete the approval process of Lemont and Homer Glen, as well as the review at the Cook County Highway Department. Also, HomeWerks recently has acquired the property from Montalbano and has received plan commission approval from both the Village of Lemont and Homer Glen. After the approval by the County Board, the case was in litigation in Federal Court for approximately 10 months, due to a disagreement with the previous owners.

On June 18, 2003, the Zoning Board of Appeals granted an extension of time to June 18, 2004. The new owner is seeking an additional year to June 18, 2005, to complete the final stages.

THE ZONING BOARD OF APPEALS RECOMMENDATION FOR VARIATIONS:

262501 DOCKET #7580 – M. SLAGER, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 15 feet to 3 feet (existing) for a shed in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the north side of 135th Street, approximately 122 feet east of 85th Avenue in Palos Township. **Recommendation: That variation application be granted with amended conditions:** That Mr. Slager place gutters on the shed in question and plant a tree of choice (value not to exceed \$400) at the Siroky residence to conceal the view of the shed.

The Zoning Board of Appeals received a letter from the Siroky's on April 3, 2004, stating that they had worked out an agreement with the Slager's, (letter attached) and are now withdrawing their objection to the height of the shed.

265395 DOCKET #7641 - S. LAKHIA, Owner, Application: Variation to reduce front yard setback from the minimum required 30 feet to 0.2 feet (existing) for a retail convenience store in the C-4 General Commercial District. The subject property consists of approximately 0.516 of an acre, located on the southeast corner of Mannheim Road and Medill Avenue in Leyden Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

265396 DOCKET #7642 - S. JAROL, Owner, Application: Variation to increase the Floor Area Ratio from the allowed 15% to 29% for a single family residence in the R-3 Single Family Residence District. The subject property consists of approximately 2.051 acres, located on the west side of Locust Road, approximately 1136.5 feet south of Winnetka Road in New Trier Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

265397 DOCKET #7643 - R. KRUZEL, Owner, Application: Variation to reduce corner side yard setback from the minimum required 15 feet to 5 feet; to reduce right interior side yard setback from minimum required 10 feet to 3 feet; reduce front yard setback from the minimum required 25 feet (@20%) to 15 feet; to increase the Floor Area Ratio from maximum allowed .40 to .75 and to increase height of fence in front yard from 3 feet to 5 feet for a wrought iron fence and for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the northwest corner of 48th Street and Linder Avenue in Stickney Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipalities or homeowners objected.

265398 DOCKET #7619 - DAN IVANCEVIC, Owner, Application: Variation to reduce lot area from 40,000 square feet to 12,422 square feet, existing, (requirement for well and septic) and reduce lot width from 150 feet to 99 feet, existing (requirement for well and septic) and reduce right interior side yard setback from 15 feet to 10 feet 8 inches for single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the west side of 116th Avenue, approximately 99 feet south of 156th Street in Orland Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: No municipality objected and one homeowner had an objection.

* The next regularly scheduled meeting is presently set for Tuesday, May 18, 2004.